



Parking Standards for New Development Projects Study Phase 2 – Commercial Uses

TASK FORCE MEETING #1

March 21, 2017

City Hall, Council Work Room



AGENDA

- Welcome and Introductions
- Parking Study Goals & Role of the Task Force
- Background on Parking in Alexandria
- Parking Surveys
- Task Force Discussion
- Public Comment



Welcome and Introductions

Position	Appointee
Planning Commission (1)	Nathan Macek, Chair
Transportation Commission (1)	Melissa McMahon
Traffic and Parking Board (1)	James Lewis
Former Old Town Area Parking Study Work Group (1)	John Gosling
NAIOP, the Commercial Real Estate Development Association (1)	Michael Workosky
Mixed-Use Developer with experience in Alexandria and other urban areas (2)	Austin Flajser Jeremy Lena
At-Large Alexandria Residents (3)	Christopher Ferrara Danielle Fidler Shari Simmans
At-Large Alexandria Residents with Expertise in Regional Transportation or Parking Issues (1)	Cathy Puskar

ROLE OF THE TASK FORCE

Mission: Provide input to City staff on recommended revisions to the City's parking standards for new development

Tasks:

- A. Provide input on proposed revisions
- B. Develop consensus (to degree possible) on recommendations
- C. Submit report to Directors of P&Z and T&ES on recommendations.
- D. Support community engagement efforts by reporting back to commissions, boards, and groups represented

ROLE OF THE TASK FORCE

	Date	Meeting Topic
★ Meeting #1	March 21, 2017	<ul style="list-style-type: none"> • Parking Study Background (existing parking policies, standards, and conditions, DSUP/SUP Parking Reductions); • Overview of Commercial Sites Survey and TF's role; • Other Jurisdictions and Best Management Practices
Meeting #2	April 18, 2017	<ul style="list-style-type: none"> • Data Collection findings and discussion of key factors impacting parking demand and trends; • Start discussing options for specific uses
Meeting #3	May 16, 2017	<ul style="list-style-type: none"> • Continue discussion on specific uses; • Shared Parking discussion
Meeting #4	June 20, 2017	<ul style="list-style-type: none"> • Discuss options, alternatives, and initial recommendations
Meeting #5	September 19, 2017	<ul style="list-style-type: none"> • Discuss draft recommendations
Meeting #6	October 17, 2017	<ul style="list-style-type: none"> • Finalize recommendations

July 18, 2017, August 15, 2017, November 21, 2017, and December 19, 2017 – Task Force meetings as needed



Meeting Goals

- Why we are doing this parking study
- Alexandria commercial parking standards
- Other examples of parking standards and best practices
- Parking survey

WHY A PARKING STUDY NOW?

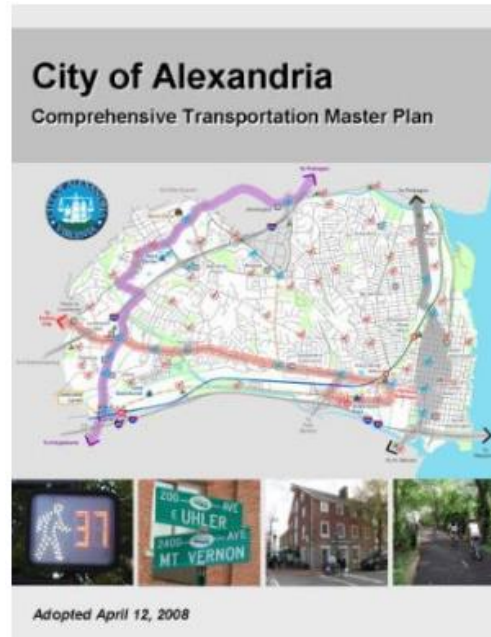
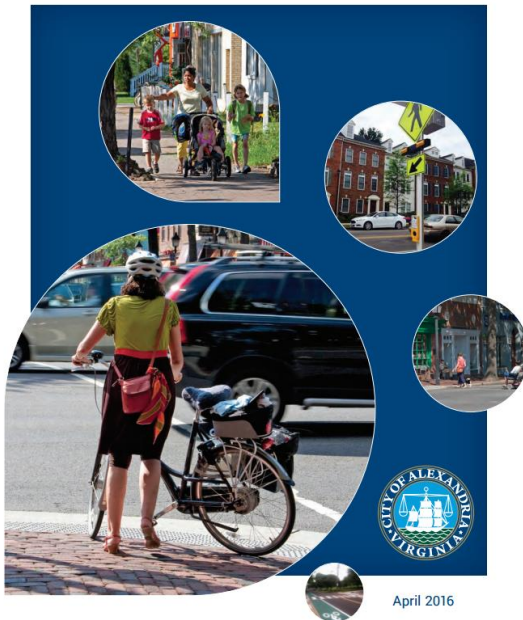
City Policies, Programs, and Values support reducing SOV trips

PARKING STANDARDS FOR
NEW DEVELOPMENT PROJECTS



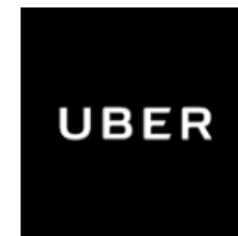
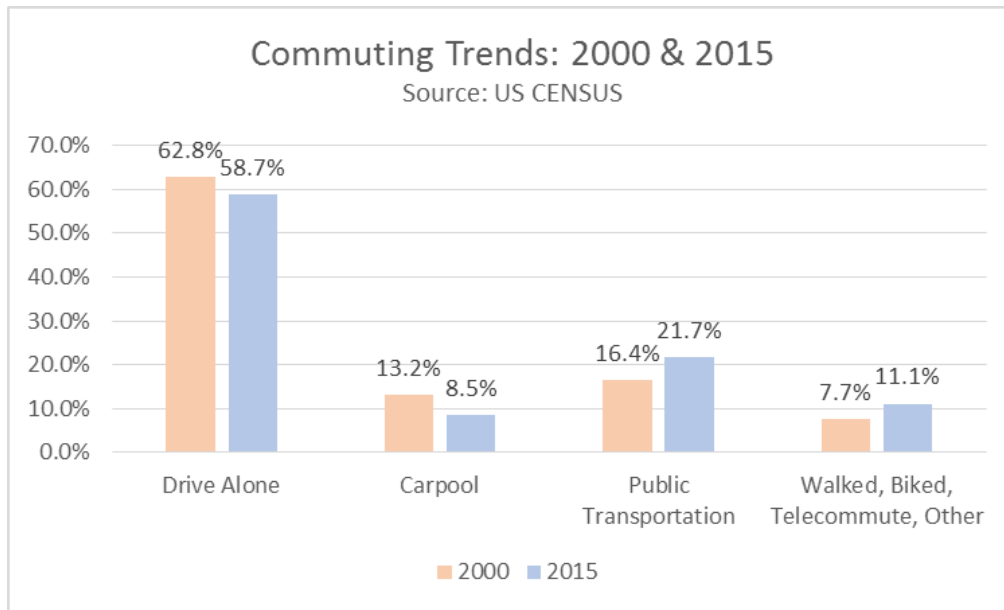
THE CITY OF
Alexandria
VIRGINIA

TRANSPORTATION MASTER PLAN
Pedestrian and Bicycle Chapter



WHY A PARKING STUDY NOW?

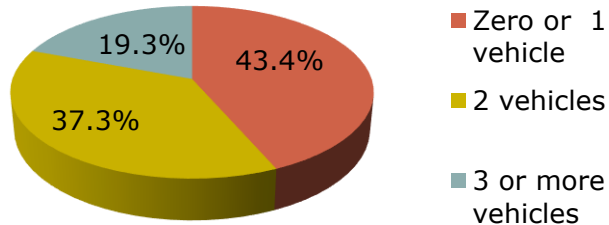
Changing demand and more options



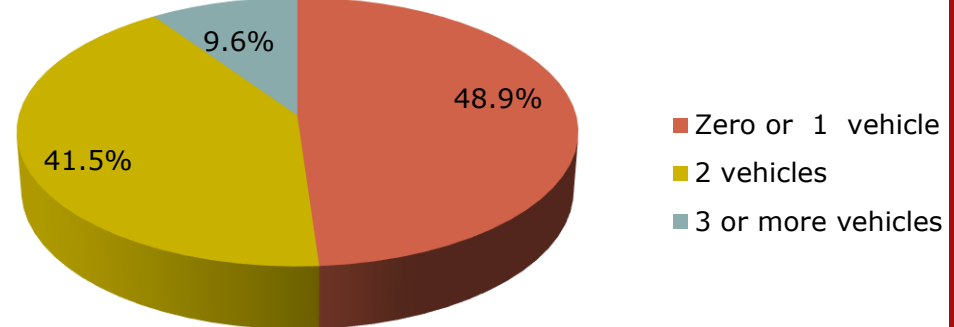
VEHICLE OWNERSHIP COMPARISON



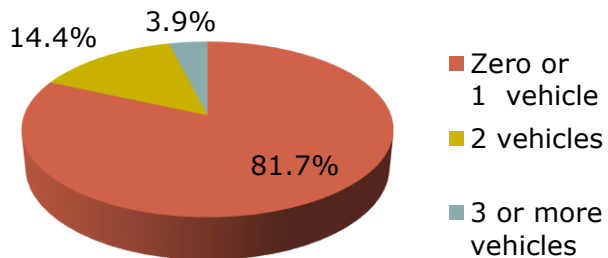
US Vehicle Ownership 2012



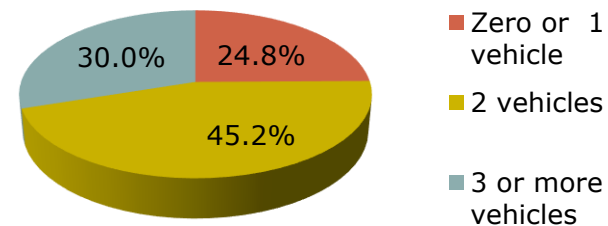
Alexandria Vehicle Ownership 2012



DC Vehicle Ownership 2012



Fairfax County Vehicle Ownership 2012



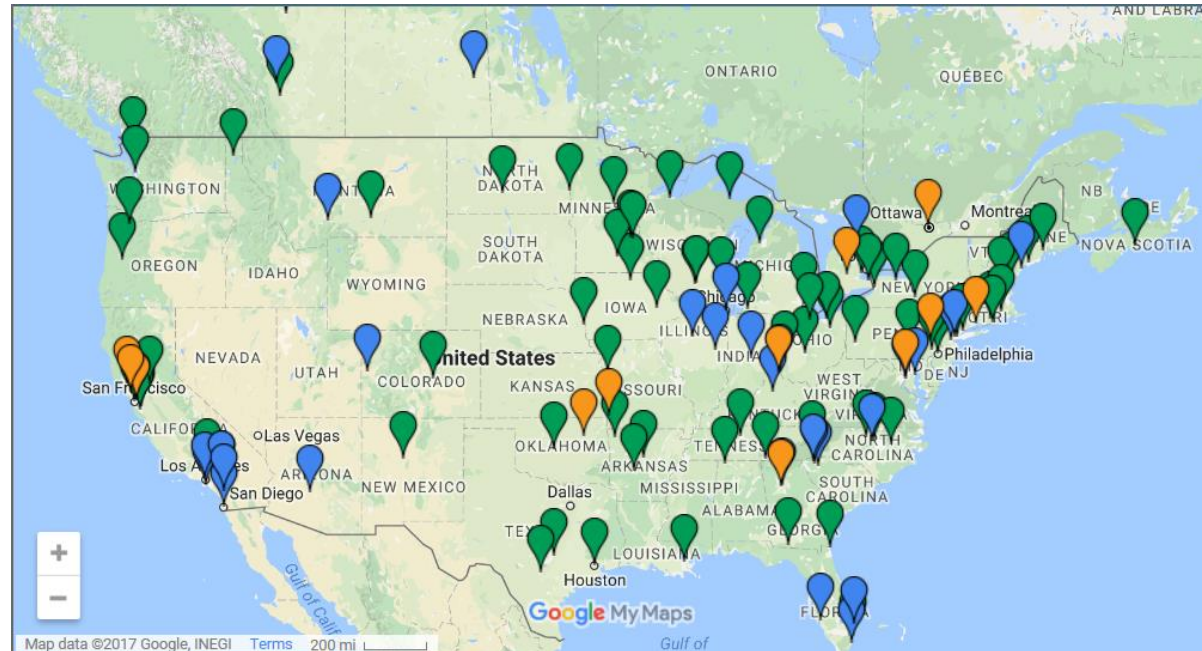
Source: US Census

WHY A PARKING STUDY NOW?

Outdated Zoning Ordinance

What's changed since 1960's:

- Metro
- BRT
- Better bus systems
- Bikeshare
- Carshare
- Uber
- Telecommuting
- ...



- **Green pins** = parking minimums completely eliminated in at least one area of the city
 - **Blue pins** = parking minimums lowered or removed for certain uses
 - **Orange pins** = currently discussing their parking minimum laws
- Strongtowns.org*

WHY A PARKING STUDY NOW?

Parking is expensive to construct

CITY	CONSTRUCTION COST PER SQUARE FOOT		CONSTRUCTION COST PER PARKING SPACE	
	UNDERGROUND \$/SQ FT (1)	ABOVEGROUND \$/SQ FT (2)	UNDERGROUND \$/SPACE (3) = (1) x 330	ABOVEGROUND \$/SPACE (4) = (2) x 330
Boston	\$95	\$75	\$31,000	\$25,000
Chicago	\$110	\$88	\$36,000	\$29,000
Denver	\$78	\$55	\$26,000	\$18,000
Honolulu	\$145	\$75	\$48,000	\$25,000
Las Vegas	\$105	\$68	\$35,000	\$22,000
Los Angeles	\$108	\$83	\$35,000	\$27,000
New York	\$105	\$85	\$35,000	\$28,000
Phoenix	\$80	\$53	\$26,000	\$17,000
Portland	\$105	\$78	\$35,000	\$26,000
San Francisco	\$115	\$88	\$38,000	\$29,000
Seattle	\$105	\$75	\$35,000	\$25,000
Washington, DC	\$88	\$68	\$29,000	\$22,000
Average	\$103	\$74	\$34,000	\$24,000



WHY A PARKING STUDY NOW?

A new outlook for how Alexandria grows





PARKING STUDY BACKGROUND

- Update the parking requirements for new development projects
 - Phase 1 – Multi-Family Residential
 - Phase 2 – Commercial
- Phase 1 completed in 2015
- Phase 2 now underway and will include office, hotel, retail, restaurant, and child care



PARKING STANDARDS BACKGROUND



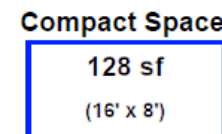
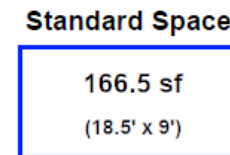
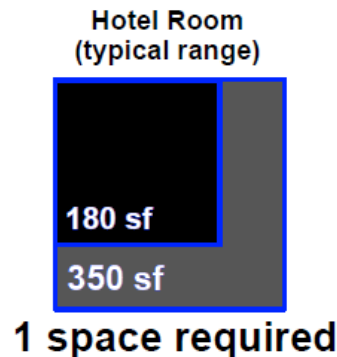
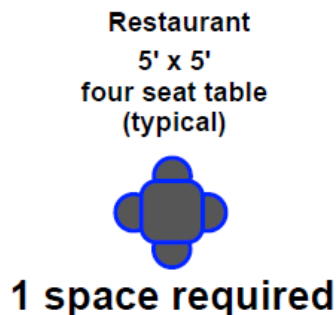
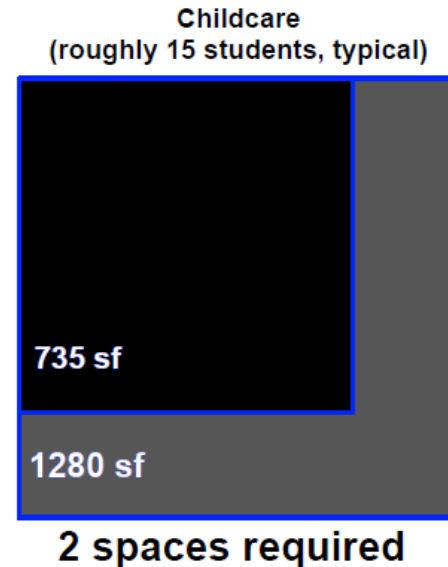
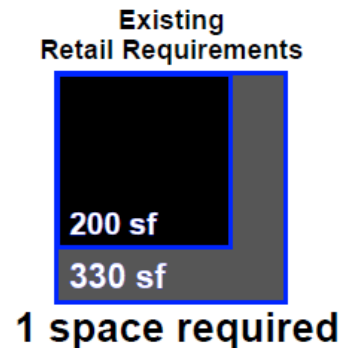
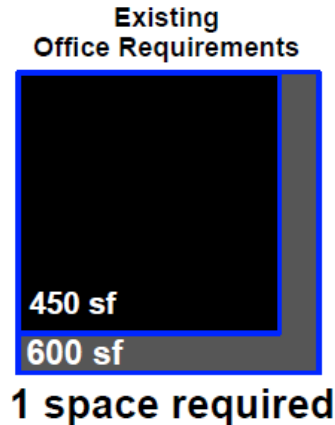
EXISTING PARKING STANDARDS – ZONING ORDINANCE

Use	Parking Standard
Office	1 space per 450-600 sf
Hotel	1 space per each guest room, plus 1 space for every 15 guest rooms
Retail	1 space per 330 sf to 1.2 spaces per 200
Restaurant	1 space per four seats
Child Care	2 spaces per classrooms

Overlay Zones

- Central Business District
- King Street Transit Parking District
- Mount Vernon Avenue Urban Overlay

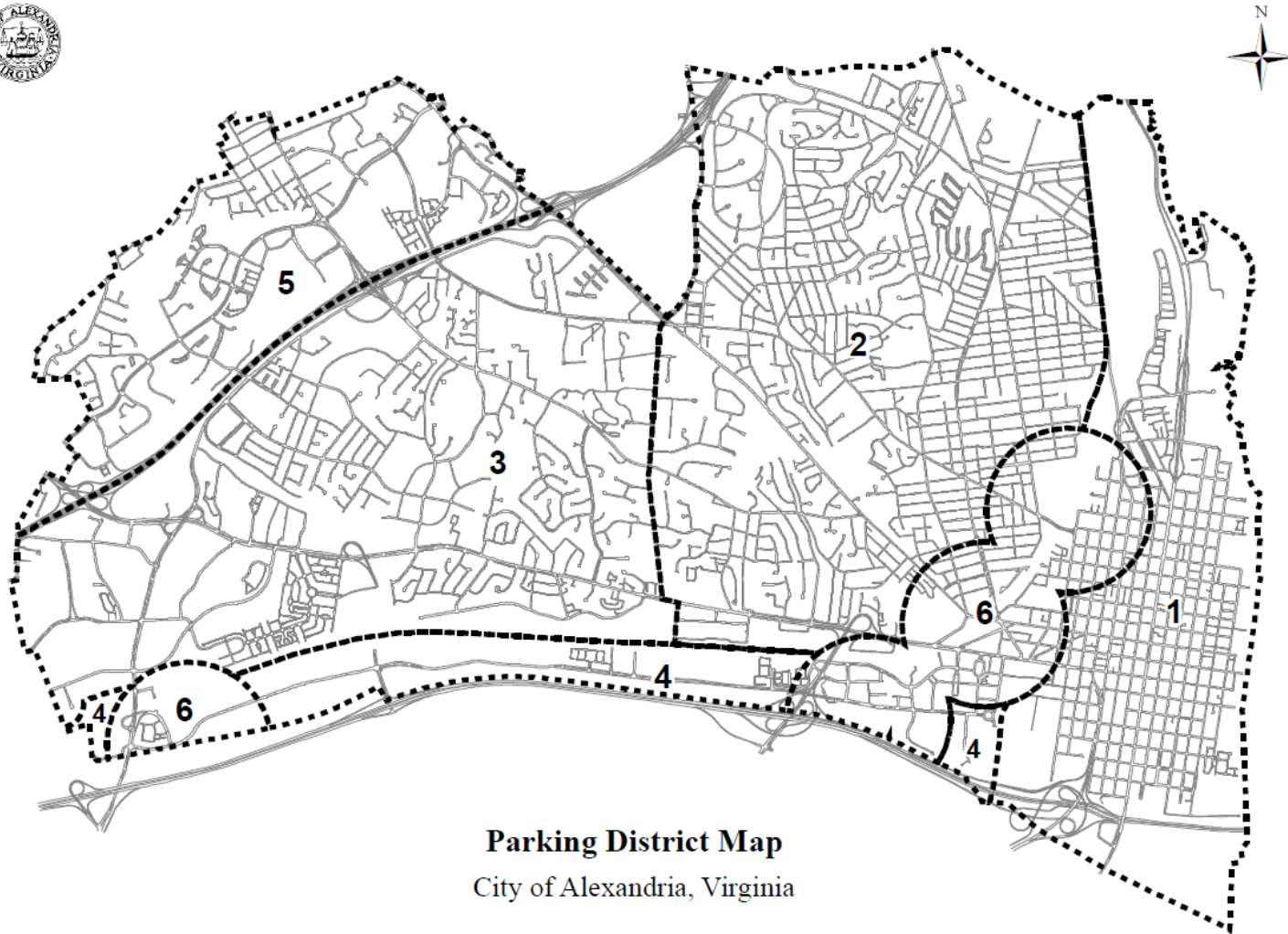
EXISTING PARKING STANDARDS – ZONING ORDINANCE



EXISTING PARKING STANDARDS – ZONING ORDINANCE



PARKING STANDARDS FOR NEW DEVELOPMENT PROJECTS



Parking District Map
City of Alexandria, Virginia

*District 6 (area within 2000 foot radius
of a WMATA Metro Station)

EXISTING PARKING STANDARDS

Small Area Plans

- Beauregard
- Braddock Metro
- Eisenhower East
- Eisenhower West
- Landmark/Van Dorn
- North Potomac Yard
- Potomac Yard



PARKING STANDARDS - OFFICE

	1	2	3	4	5	6
Minimum	1/500	1/450	1/475	1/475	1/475	1/600
Minimum car pool space set aside	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%



PARKING STANDARDS - HOTEL

1 space per guestroom, plus 1 space per 15 guestrooms

*Hotels within Parking District 1 shall provide 0.7 spaces per guestroom

PARKING STANDARDS - RETAIL

Total Floor Area in Square Feet per Floor		Required Number of Parking Spaces per Given Square Feet of Floor Area											
Not Less Than	Not More Than	Ground floor Parking Districts						Other Floors Parking Districts					
		1	2	3	4	5	6	1	2	3	4	5	6
—	1,500	1 per 200	1.1 per 200	1.2 per 200	1.2 per 200	1.2 per 200	1 per 200	1 per 300	1.1 per 300	1.2 per 300	1.2 per 300	1.2 per 300	1 per 300
1,500	5,000	1 per 210	1.1 per 210	1.2 per 210	1.2 per 210	1.2 per 210	1 per 210	1 per 310	1.1 per 310	1.2 per 310	1.2 per 310	1.2 per 310	1 per 310
5,000	20,000	1 per 220	1.1 per 220	1.2 per 220	1.2 per 220	1.2 per 220	1 per 220	1 per 320	1.1 per 320	1.2 per 320	1.2 per 320	1.2 per 320	1 per 320
20,000	—	1 per 230	1.1 per 230	1.2 per 230	1.2 per 230	1.2 per 230	1 per 230	1 per 330	1.1 per 330	1.2 per 330	1.2 per 330	1.2 per 330	1 per 330

PARKING STANDARDS - RESTAURANT



1 space for each 4 seats

*Restaurants within a hotel within
Parking District 1 shall provide 1 space
for each 8 seats

**no parking required within the Central
Business District

PARKING STANDARDS – SHOPPING CENTERS

No specific parking requirement – defaults to requirements for individual uses within the shopping center



PARKING STANDARDS – CHILD CARE



2 spaces per classroom

*no separate drop-off area requirements although details are required with new proposals.

OTHER POLICIES AND BEST PRACTICES

- Shared Parking
- Off-site parking
- In lieu fees
- Parking maximums
- TDM programs
- Parking districts
- Transit exemption or credit



CONSIDERATIONS

Potential Areas of Improvement

- Simplify ratios and text
- Reconsider parking districts map
- Incorporate overlay zones into use ratios
- Accommodate and encourage shared parking
- Parking maximums to reduce traffic



PARKING SURVEYS

PARKING SURVEYS

- Occupancy Surveys for 65 sites
 - Mix of uses, sizes, and locations
- Additional trip generation surveys of 22 sites

FACTORS AFFECTING PARKING DEMAND

- Distance from Metro
- Distance from BRT
- Number of bus routes serving the area
- Walkability of the neighborhood
- Proximity to neighborhood services
- Access to Bikeshare or Carshare
- Fee for parking
- On-street parking availability

TASK FORCE DISCUSSION

- What are you hoping to accomplish with this study?
- Other factors affecting commercial parking?

Next Steps

	Date	Meeting Topic
Meeting #1	March 21, 2017	<ul style="list-style-type: none"> • Parking Study Background (existing parking policies, standards, and conditions, DSUP/SUP Parking Reductions); • Overview of Commercial Sites Survey and TF's role; • Other Jurisdictions and Best Management Practices
Meeting #2	April 18, 2017	<ul style="list-style-type: none"> • Data Collection findings and discussion of key factors impacting parking demand and trends; • Start discussing options for specific uses
Meeting #3	May 16, 2017	<ul style="list-style-type: none"> • Continue discussion on specific uses; • Shared Parking discussion
Meeting #4	June 20, 2017	<ul style="list-style-type: none"> • Discuss options, alternatives, and initial recommendations
Meeting #5	September 19, 2017	<ul style="list-style-type: none"> • Discuss draft recommendations
Meeting #6	October 17, 2017	<ul style="list-style-type: none"> • Finalize recommendations



PUBLIC COMMENT



Thank you!

NEXT MEETING: Tuesday April 18th

For more information visit
alexandriava.gov/ParkingStudies

OR contact Katye North
Katye.North@alexandriava.com

(703)746-4139